



52 Embankment House, Fleet Street, Brighton, BN1 4HD

Spencer  
& Leigh

## 52 Embankment House, Fleet Street, Brighton, BN1 4HD

£1,700 Per Calendar Month -

- Contemporary apartment located on the third floor
- One double bedroom with built in wardrobe
- Impressive lounge with access to the balcony
- Modern fitted kitchen with appliances
- Private West facing balcony with views of Brighton station
- Neutrally presented to a modern theme
- Video entry phone system
- Electric under floor heating
- Available mid September, part-furnished
- Viewing highly recommended

Located in the heart of the New England quarter, only a stones throw from Brighton station, this one bedroom apartment is not one to be missed! Having a prime spot on the third floor with a pleasant Westerly view, the apartment features a good size lounge with a recessed kitchen, with the added benefit of appliances included. Conveniently, the bedroom has a wardrobe which provides ample storage space, The bathroom features a white suite with a shower over the bath. Outside space is provided by a private balcony with space for a table and chairs. Internally, the neutrally presented colour scheme results in a bright and airy living space, having under floor electric heating and a video entry phone system. The apartment can be let part-furnished and is available from mid September. Embankment House has passenger lifts and an on site Porter who can assist residents where needed. A parking space located in a private compound can be applied for separately if needed and will incur an additional monthly charge. Viewing is highly recommended.

COUNCIL TX - BAND C.



Entrance Hall

Living Room  
23'1" x 12'2"

Kitchen Area

Bedroom  
13'4" x 10'5"

Bathroom

Balcony

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains electric, water and sewerage. No gas

Parking: Private parking can be applied for at an additional monthly cost

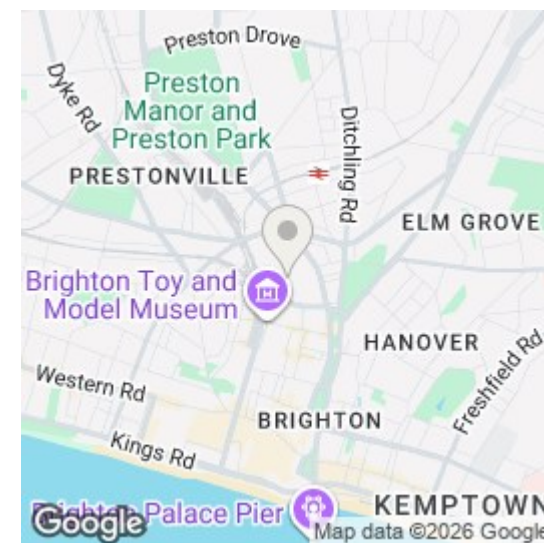
Broadband: Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



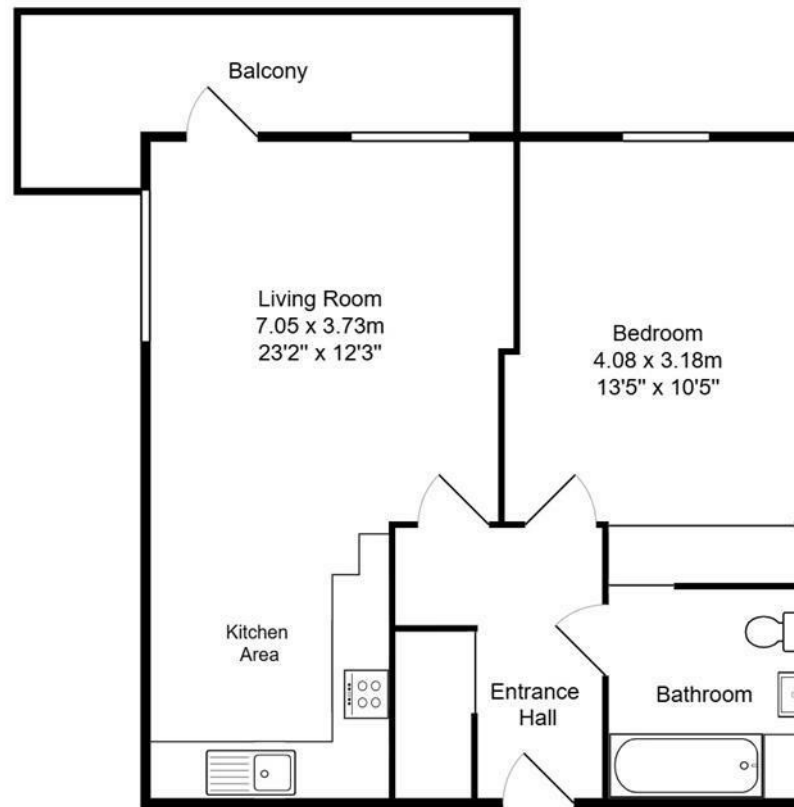
Council:- BHCC

Council Tax Band:- C

#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 86                      | 86        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





**Total Area: 50.0 m<sup>2</sup> ... 539 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.